

AN ORDINANCE to amend the Code of Indianapolis and Marion County, Appendix D, Part 21, as amended, the Zoning Ordinance for Marion County, Indiana which Ordinance includes the Comprehensive Zoning Maps of Marion County, Indiana, as amended, and fixing a time when the same shall take effect.

WHEREAS, I.C. 36-7-4, establishes the Metropolitan Development Commission (MDC) of Marion County, Indiana as the single planning and zoning authority for Marion County, Indiana, and empowers the MDC to approve and recommend to the City-County Council of the City of Indianapolis and of Marion County, Indiana Ordinances for the zoning or districting of all lands within the County for the purposes of securing adequate light, air, convenience of access, and safety from fire, flood and other danger; lessening or avoiding congestion in public ways; promoting the public health, safety, comfort, morals, convenience, and general public welfare; securing the conservation of property values; and securing responsible development and growth; now, therefore:

BE IT ORDAINED BY THE CITY-COUNTY COUNCIL
OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:

SECTION 1. The Code of Indianapolis and Marion County, Indiana, Appendix D, part 21, The Comprehensive Zoning Maps of Marion County, Indiana, as amended, pursuant to I.C. 36-7-4, be further amended to update specifically base maps #4, #23, and #24 of said maps to include subsequent rezonings (which Comprehensive Zoning Maps, as amended, are attached hereto, incorporated herein by reference and made a part of this Ordinance); and all land within the area noted on the four sections of base map #4, the four sections of base map #23, and the four sections of base map #24 are hereby classified, divided and zoned in accordance with the zoning district classifications as designated upon said Comprehensive Zoning Maps, as amended, thereby updating said Comprehensive Zoning Maps to include various rezonings by individual legal description or map amendments adopted subsequent to Metropolitan Development Commission docket number 87-AO-2.

SECTION 2. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal any individually initiated rezoning ordinances approved by the City-County Council subsequent to April 10, 1995, and thereafter legally effective (which rezoning by individual legal description have not been mapped and included upon the Comprehensive Zoning Maps, as amended, but shall be so included upon said MAPS in a subsequent map updating amendment hereto).

SECTION 3. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal Airport Zoning Ordinance (94-AO-2, which includes the language of the former Airspace District Zoning Ordinance [62-AO-2] as amended) and the Airspace District Map adopted as a part thereof, establishing the Airspace District as a secondary zoning district of Marion County, Indiana.

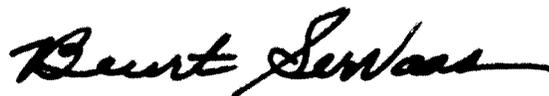
SECTION 4. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal the Floodway and Floodway District Fringe zoning district boundaries, as adopted under Metropolitan Development Commission docket number 92-AO-7.

SECTION 5. The Comprehensive Zoning Maps of Marion County, Indiana, are further amended to update base maps #14D, #18C, #28C and #35B (adopted under Metropolitan Development Commission Docket Numbers 95-AO-5, 94-AO-8, 95-AO-5, and 94-AO-11 respectively), in order to correct mapping errors made at the time of adoption of these maps. Relevant prior zoning case numbers and applicable legal descriptions for the corrections are included with each map.

SECTION 6. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

The foregoing was passed by the City-County Council this 11th day of September, 1995 at 8:51 p m

ATTEST:



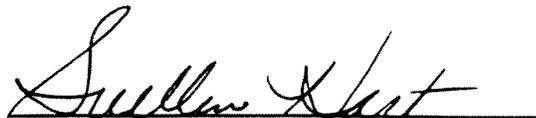
Dr. Beurt SerVaas
President, City-County Council


Suellen Hart, Clerk, City-County Council

STATE OF INDIANA, MARION COUNTY)
) SS:
CITY OF INDIANAPOLIS)

I, Suellen Hart, Clerk of the City-County Council, Indianapolis, Marion County, Indiana, do hereby certify the above and foregoing is a full, true, and complete copy of Proposal No. 477, 1995, a Proposal for GENERAL ORDINANCE, passed by the City-County Council on the 11th day of September, 1995, by a vote of 23 YEAS and 0 NAYS, and was retitled General Ordinance No. 133, 1995, and now remains on file and on record in my office.

WITNESS my hand and the official seal of the City of Indianapolis, Indiana, this 13th day of September, 1995.


Suellen Hart, Clerk, City-County Council

(SEAL)

BASE MAP 4A

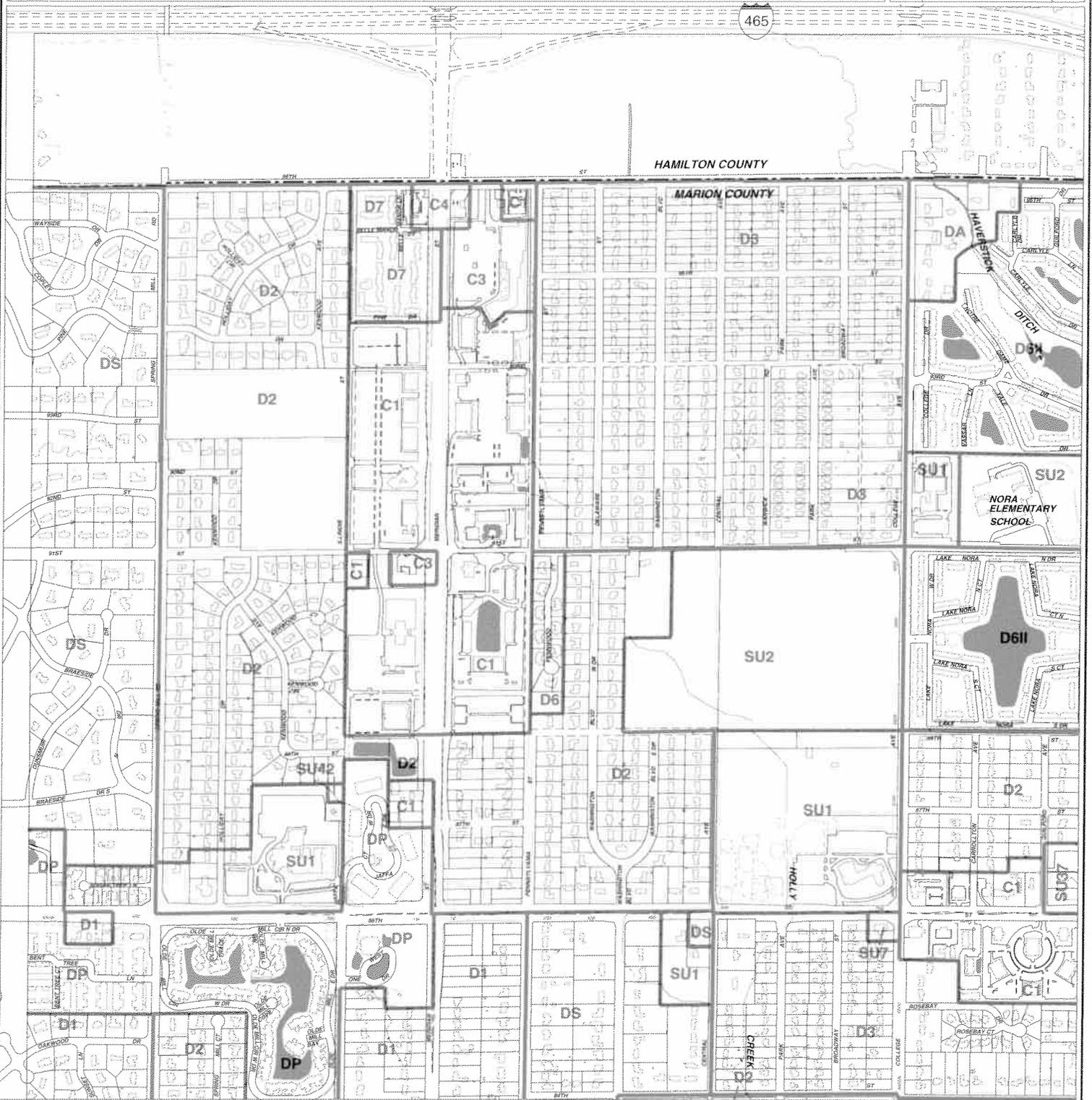
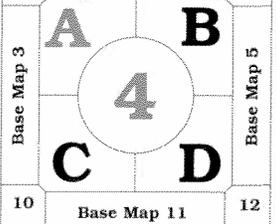
ZONING



CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED BY THE PLANNING DIVISION
PRINTED JULY 1995

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INDIANAPOLIS - MARION COUNTY - INDIANA



DATA SOURCE FOR BASE MAP:

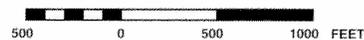
IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY.

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF APRIL 16, 1995

FLOOD DISTRICT BOUNDARIES:

THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 93-AO-7).

LEGEND:
PROPERTY LINES & R.O.W. LINES
UNIMPROVED DEDICATED R.O.W.
POLICE & FIRE DISTRICT &
OTHER UNINCORPORATED TOWNS
TOWNSHIP LINE
MARION COUNTY LINE



BASE MAP 4B

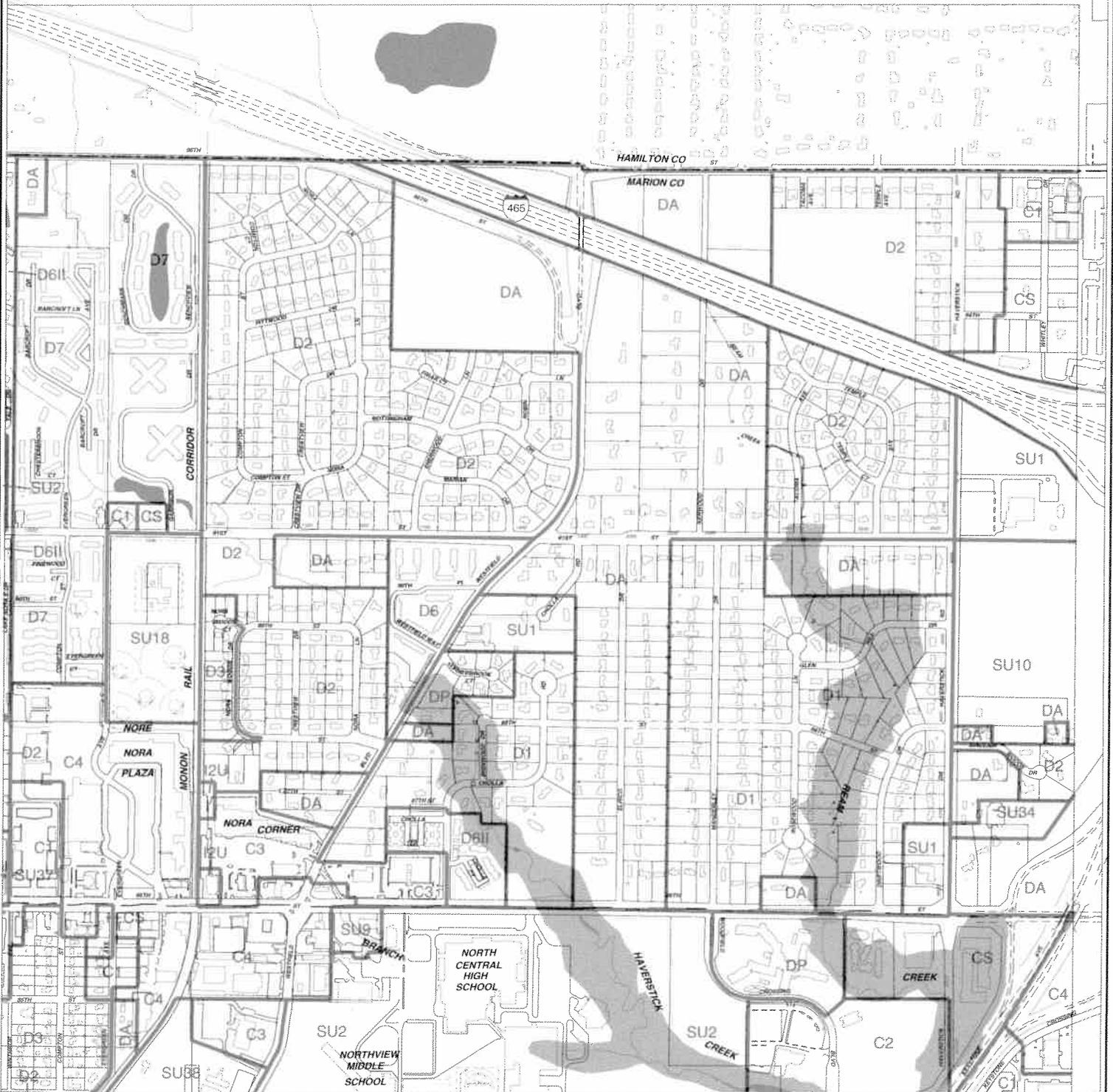
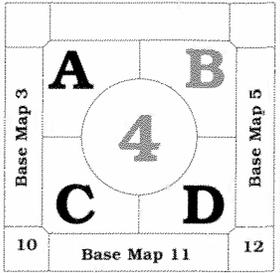
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- LEGEND:
- PROPERTY LINES & R.O.W. LINES
 - UNIMPROVED DEDICATED R.O.W.
 - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 - TOWNSHIP LINE
 - MARION COUNTY LINE



BASE MAP 4C

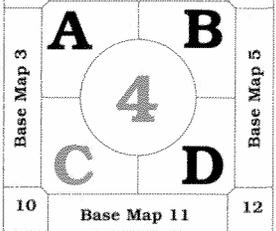
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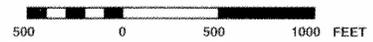


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UNIMPROVED DEDICATED R.O.W.
POLICE & FIRE DISTRICT &
OTHER UNINCORPORATED TOWNS
TOWNSHIP LINE
MARION COUNTY LINE



BASE MAP 4D

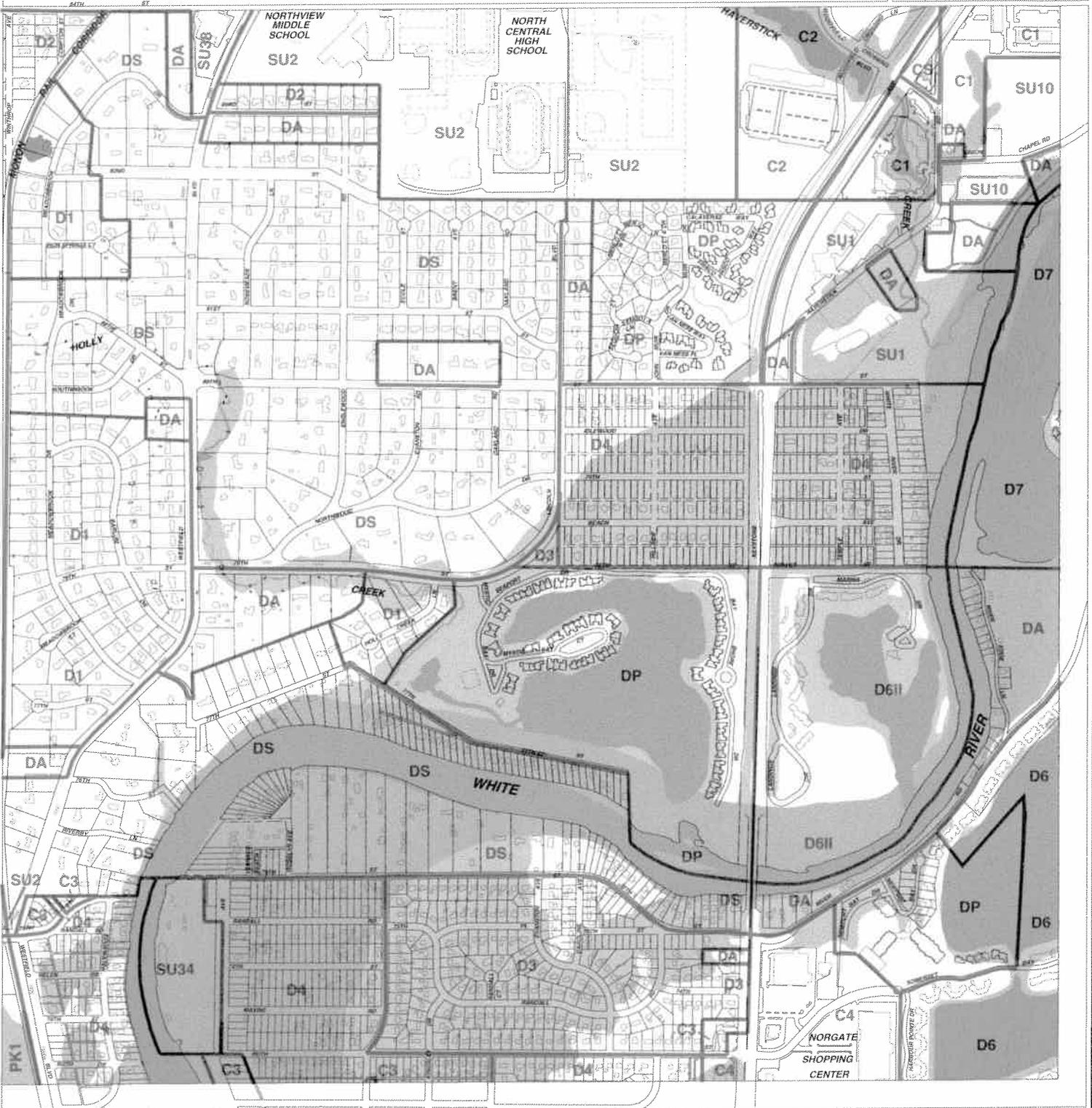
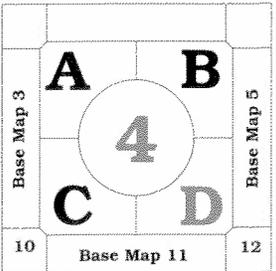
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 - UNIMPROVED DEDICATED R.O.W.
 - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 - TOWNSHIP LINE
 - MARION COUNTY LINE



BASE MAP 23A

ZONING

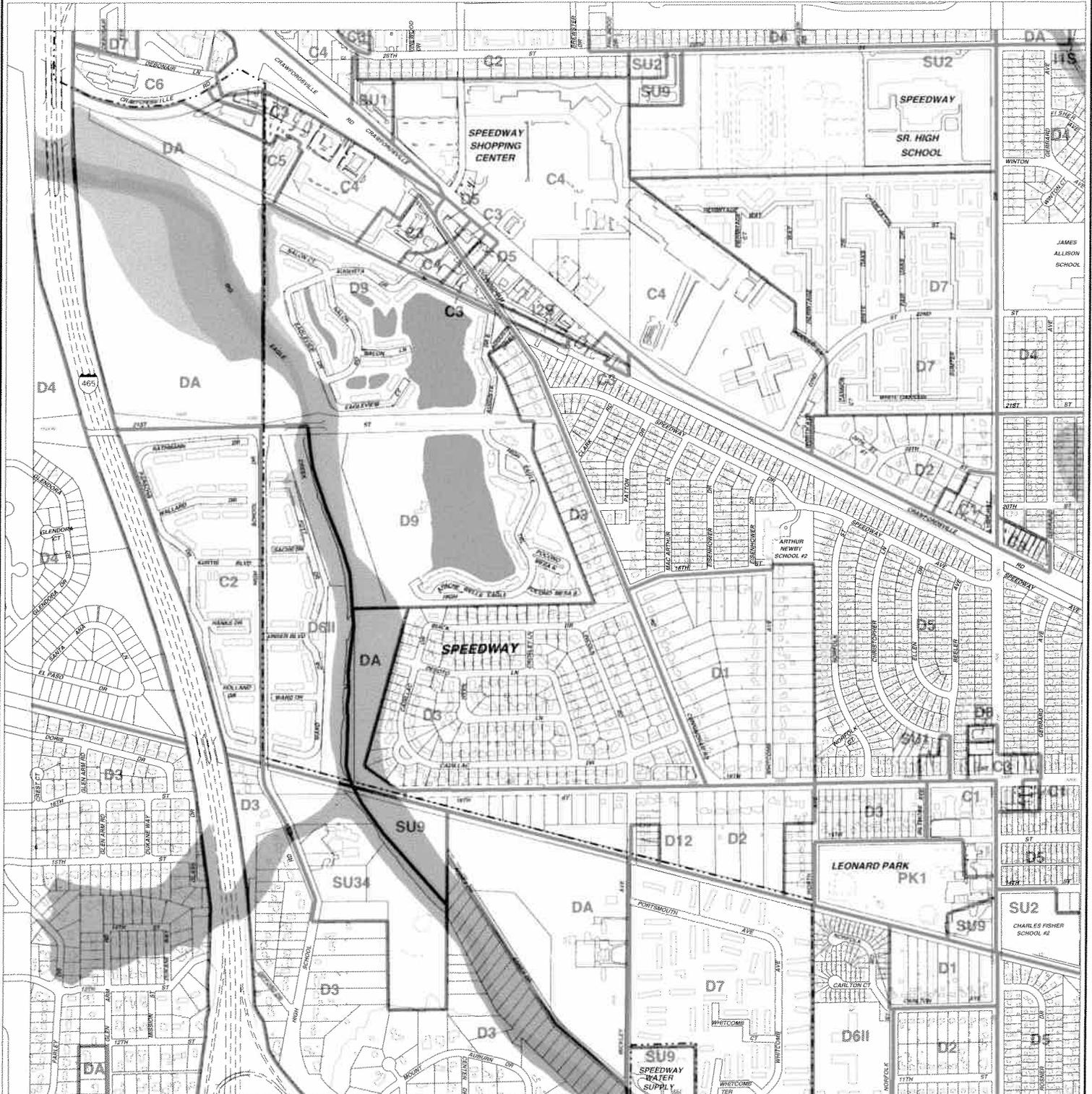


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INDIANAPOLIS - MARION COUNTY - INDIANA

15	Base Map 16	17
Base Map 22	A	B
	23	
Base Map 24	C	D
	29	Base Map 30



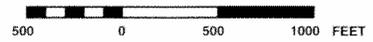
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ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE. (SEE COVER AND INDEX SHEETS)

LEGEND:
PROPERTY LINES & R.O.W. LINES
UNIMPROVED DEDICATED R.O.W.
POLICE & FIRE DISTRICT &
OTHER UNINCORPORATED TOWNS
TOWNSHIP LINE
MARION COUNTY LINE



BASE MAP 23B

ZONING



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INDIANAPOLIS - MARION COUNTY - INDIANA

15	Base Map 16	17
Base Map 22	A	B
	23	
	C	D
29	Base Map 30	31

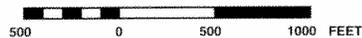


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- LEGEND:
- PROPERTY LINES & R.O.W. LINES
 - UNAPPROVED DESIGNATED R.O.W.
 - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 - TOWNSHIP LINE
 - MARION COUNTY LINE



BASE MAP 23D

ZONING

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INDIANAPOLIS - MARION COUNTY - INDIANA

15	Base Map 16	17
Base Map 22	A	B
	23	
	C	D
29	Base Map 30	31



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 - UNIMPROVED DEDICATED R.O.W.
 - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 - TOWNSHIP LINE
 - MARION COUNTY LINE



BASE MAP 24A

ZONING

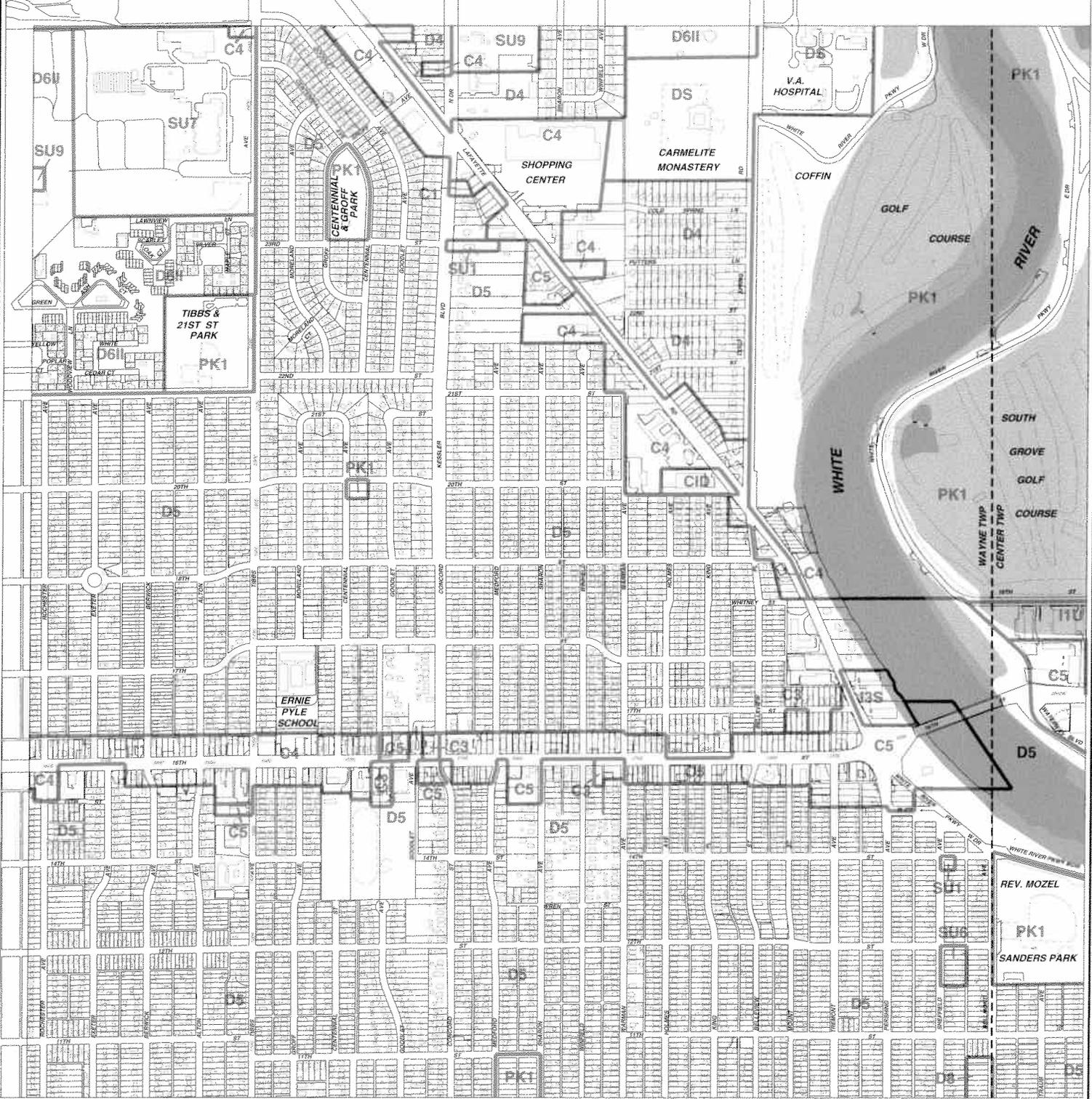


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INDIANAPOLIS - MARION COUNTY - INDIANA

16	Base Map 17	18
Base Map 23	A	B
	24	
Base Map 25	C	D
	30	Base Map 31



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LEGEND:

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT
- OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE

500 0 500 1000 FEET



BASE MAP 24B

ZONING

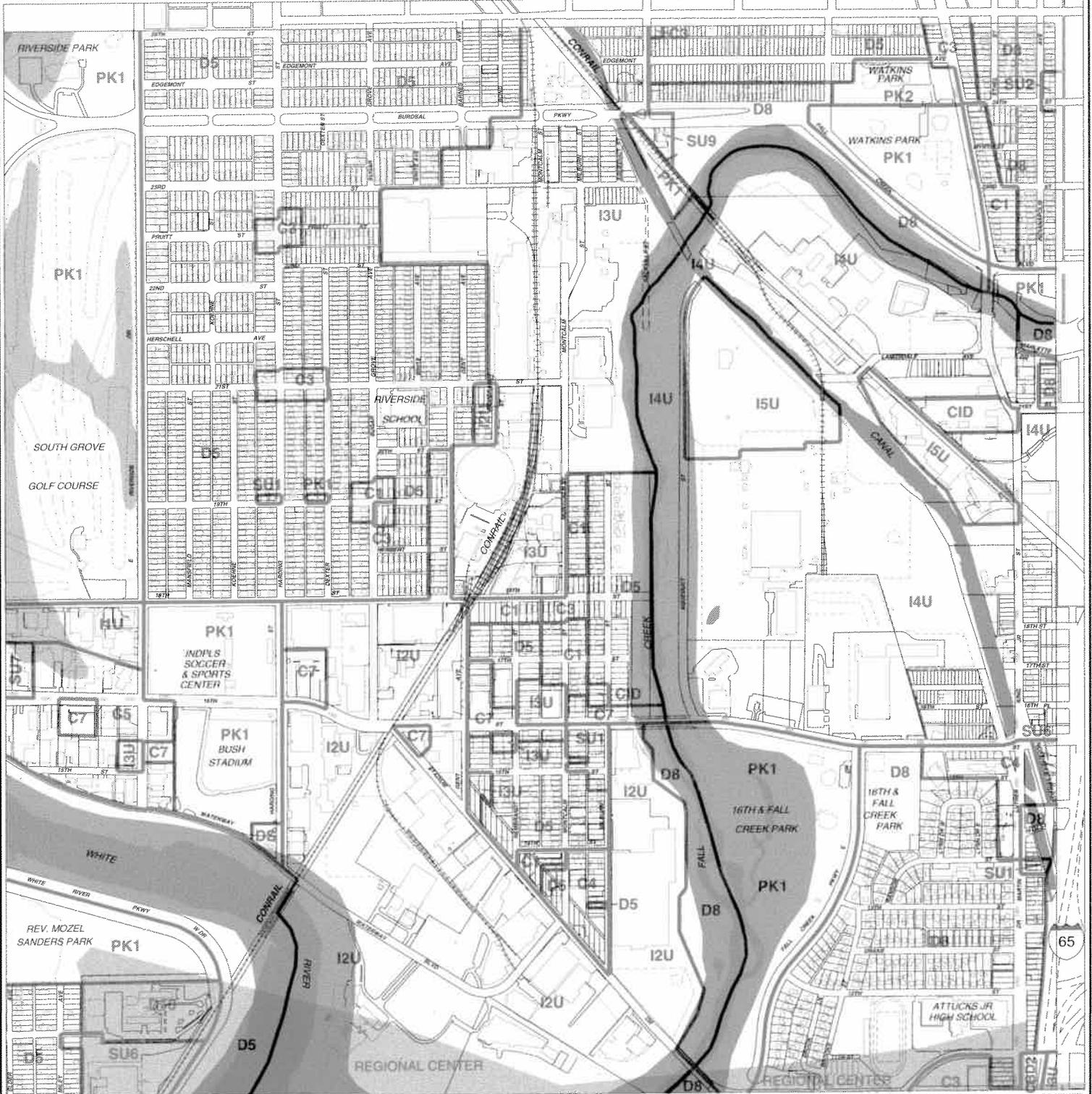


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INDIANAPOLIS - MARION COUNTY - INDIANA

16	Base Map 17		18
Base Map 23	A	B	Base Map 25
	24		
	C	D	
30	Base Map 31		32



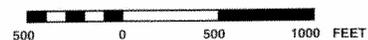
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ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING DISTRICT. (SEE COVER AND INDEX SHEETS)

LEGEND:
PROPERTY LINES & R.O.W. LINES
UNIMPROVED DEDICATED R.O.W.
POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
TOWNSHIP LINE
MARION COUNTY LINE



BASE MAP 24C

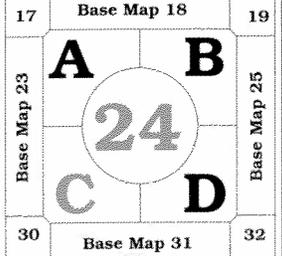
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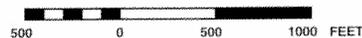


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UNAPPROVED DEDICATED R.O.W.
POLICE & FIRE DISTRICT &
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TOWNSHIP LINE
MARION COUNTY LINE



BASE MAP 24D

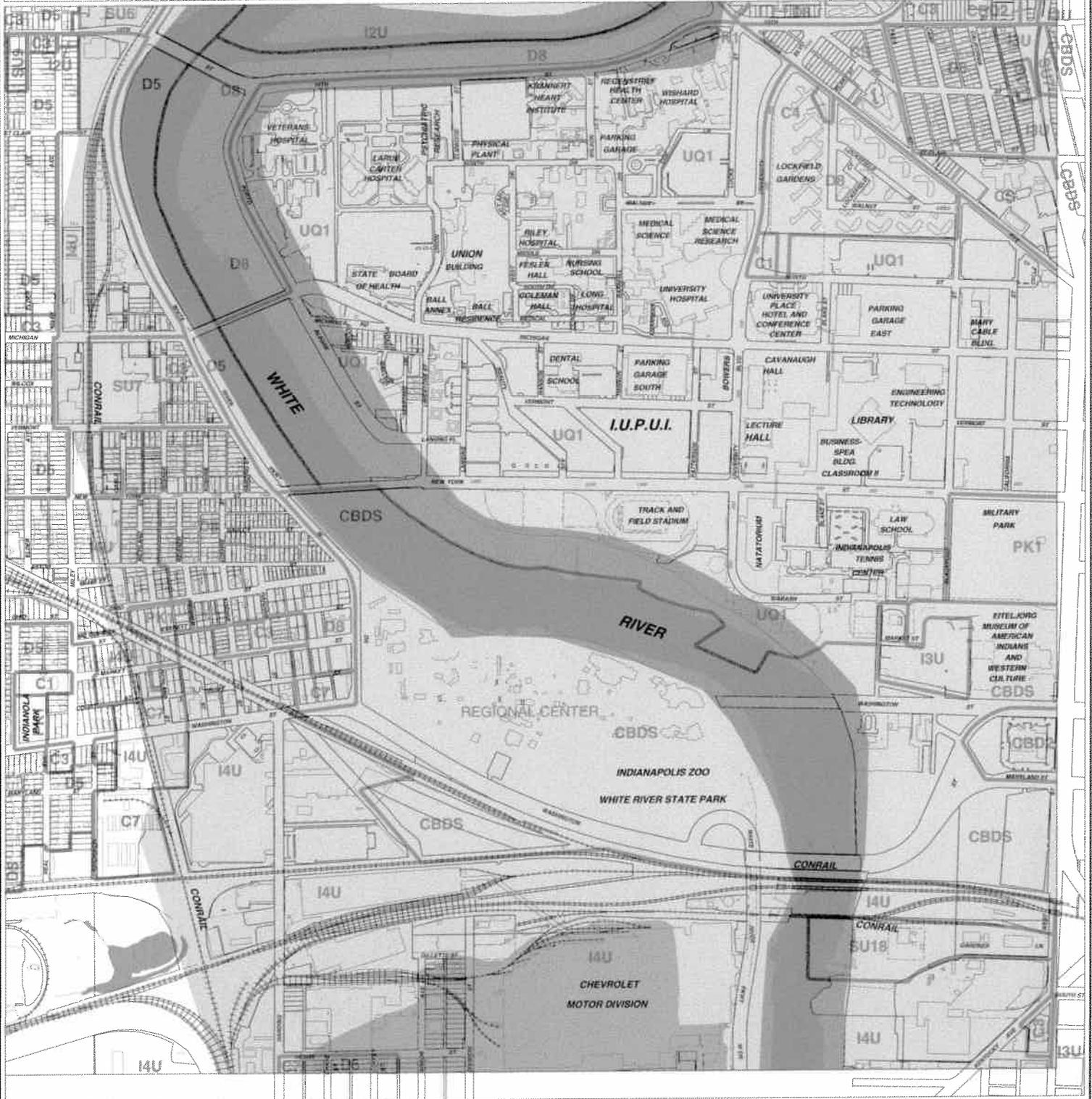
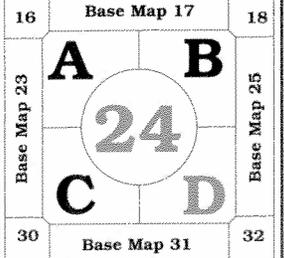
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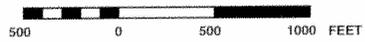
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 UNIMPROVED DEDICATED R.O.W. - - - - -
 POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 TOWNSHIP LINE - - - - -
 MARION COUNTY LINE - - - - -



BASE MAP 14D

ZONING

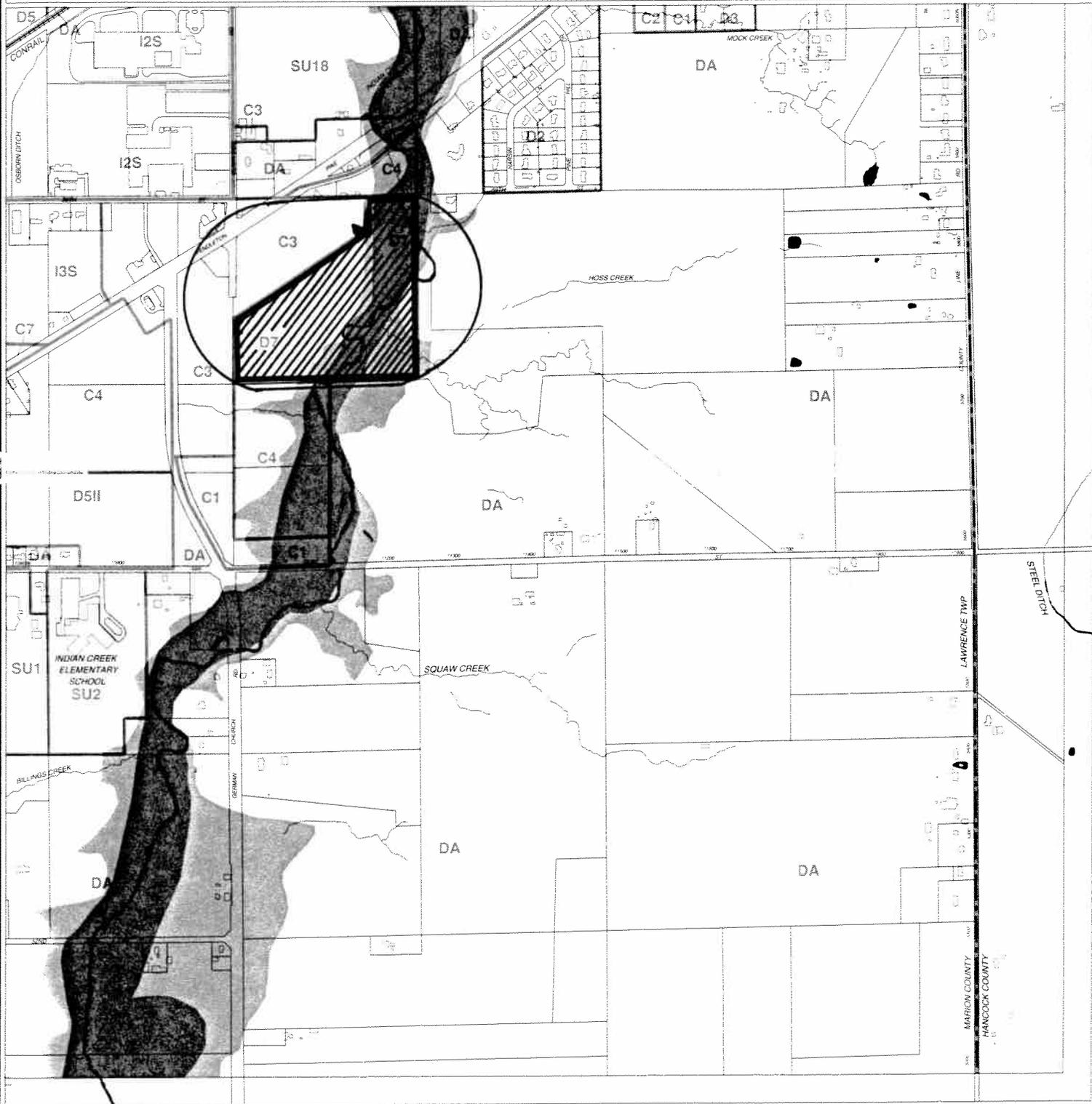
REZONE FROM D7 TO C4 *imagis*
CLASSIFICATION (PER 89-Z-136C)

INDIANAPOLIS - MARION COUNTY - INDIANA



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DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED BY THE PLANNING DIVISION
PRINTED MARCH 1995

6	Base Map 7	8
Base Map 13	A B	Base Map 15
14		
20	C D	22
Base Map 21		



DATA SOURCE FOR BASE MAP

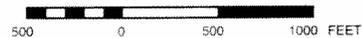
MAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF OCTOBER 23, 1994

FLOOD DISTRICT BOUNDARIES
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1986 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 93-40-7).

LEGEND

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT &
- OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE



BASE MAP 18C

ZONING

REZONE FROM C-4 & D-9 *imagis*
TO CS CLASSIFICATION (PER 93-Z-61)

INDIANAPOLIS - MARION COUNTY - INDIANA



CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED BY THE PLANNING DIVISION
PRINTED JUNE 1994

10	Base Map 11		12
Base Map 17	A	B	Base Map 19
	18		
	C	D	
24	Base Map 25		26



DATA SOURCE FOR BASE MAP: IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, METROPOLITAN DEVELOPMENT COMMISSION DOCKET OF MARCH 11, 1994

FLOOD DISTRICT BOUNDARIES:
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ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE. (SEE COVER AND INDEX SHEETS)

LEGEND

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE

500 0 500 1000 FEET



BASE MAP 28C

ZONING

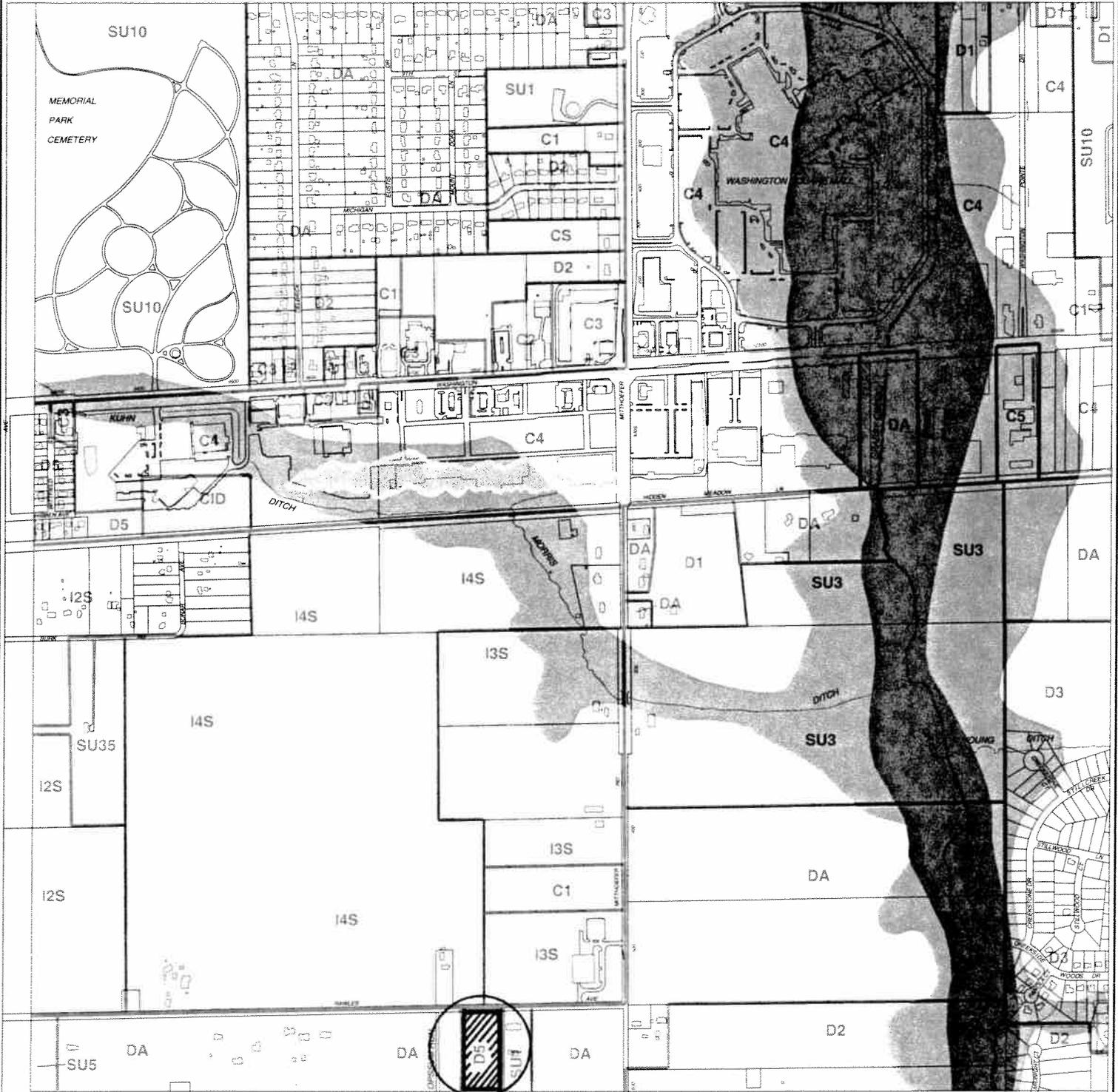


CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED BY THE PLANNING DIVISION
PRINTED MARCH 1995

imagis

INDIANAPOLIS - MARION COUNTY - INDIANA

20	Base Map 21	22
Base Map 27	A	B
	28	
Base Map 29	C	D
	35	Base Map 36



REZONE FROM D5 TO D5 CLASSIFICATION

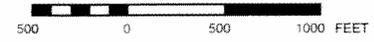
DATA SOURCE FOR BASE MAP:

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL ON DOCKET OF OCTOBER 23, 1994

FLOOD DISTRICT BOUNDARIES:
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1984 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 93-40-7).

- LEGEND:
- PROPERTY LINES & R.O.W. LINES
 - UNIMPROVED DEDICATED R.O.W.
 - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
 - TOWNSHIP LINE
 - MARRION COUNTY LINE



BASE MAP 35B

ZONING

REZONE FROM D6 TO D2

imagis

CLASSIFICATION

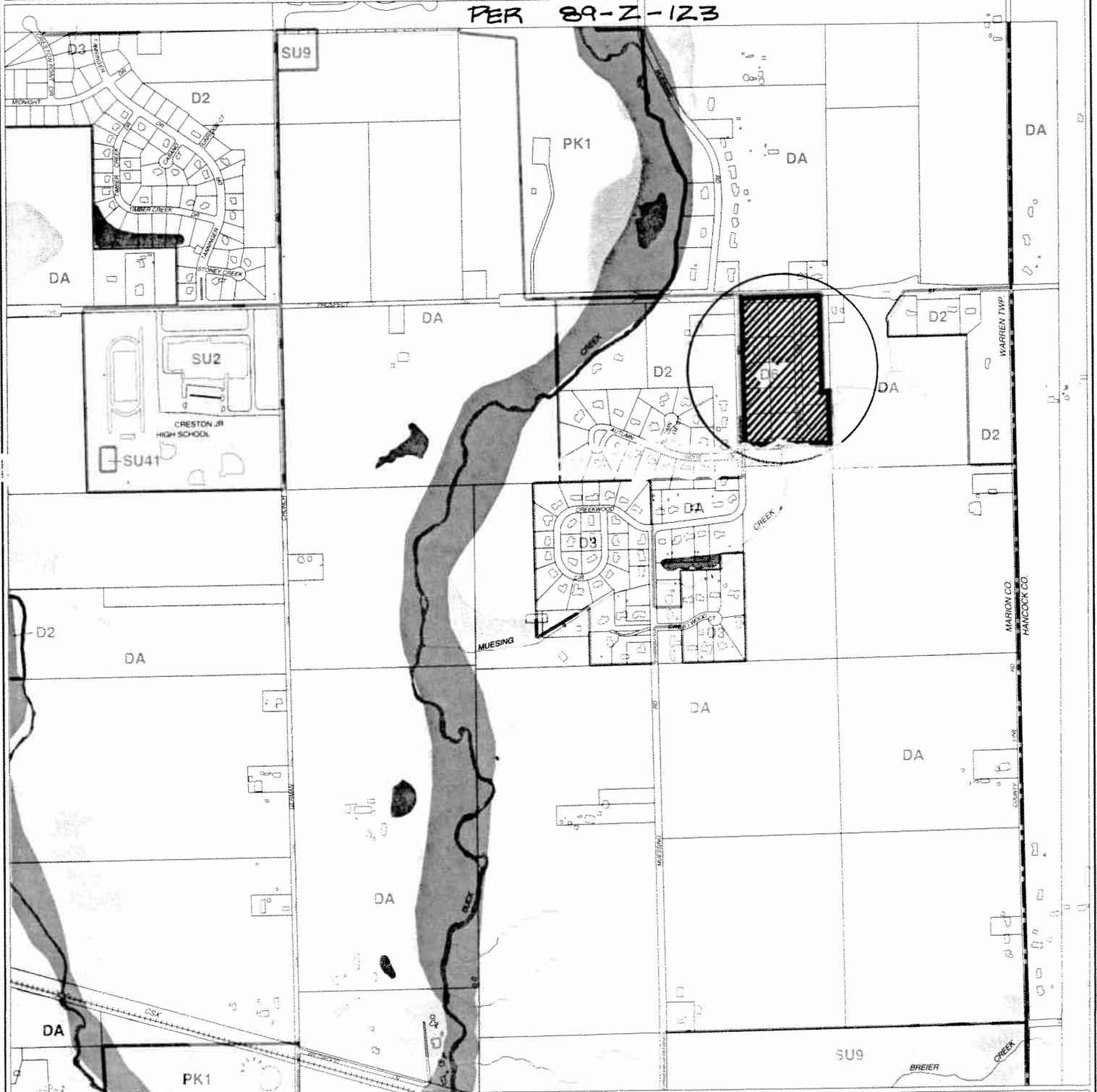
INDIANAPOLIS - MARION COUNTY - INDIANA



CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED BY THE PLANNING DIVISION
PRINTED NOVEMBER 1994

27	Base Map 28	29
Base Map 34	A	B
	35	
41	C	D
	Base Map 42	
		43

PER 89-Z-123



DATA SOURCE FOR BASE MAP:

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA
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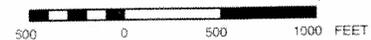
ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, METROPOLITAN DEVELOPMENT COMMISSION DOCKET OF MAY 23, 1994

FLOOD DISTRICT BOUNDARIES

THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 93-AD-7).

LEGEND

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE



This is the tract in question

B-4

30.1051 Acres - North Tract

Part of the West Half of the Southwest Quarter of Section 37, Township 16 North, Range 5 East, Marion County, Indiana, and being more particularly described as follows:

Commencing at the Southwest corner of said half-quarter section; thence North 0 degrees 18 minutes 39 seconds West (assumed bearing) along the West line of said half-quarter section 1319.98 feet; thence North 88 degrees 22 minutes 03 seconds East, parallel with the South line of said half-quarter section, 45.02 feet; thence North 0 degrees 15 minutes 39 seconds West, parallel with said west line, 16.22 feet to the point of beginning of this description, said point being 1336.2 feet North 0 degrees 15 minutes 39 seconds West from said south line; thence continue North 0 degrees 15 minutes 39 seconds West, parallel with said west line, 585.08 feet to the Southwest corner of an existing 7.600 acres tract of land; thence North 57 degrees 59 minutes 08 seconds East along the Southerly line of said tract, being parallel with the Southeasterly right of way line of State Road 67 (Pendleton Pike), 859.41 feet to the Southeast corner of said tract; thence North 1 degrees 01 minute 30 seconds West along the East line of said tract 309.88 feet to the Northeast corner thereof being on the North line of said half-quarter section; thence North 88 degrees 58 minutes 30 seconds East along said North line 545.81 feet to the Northeast corner of said half-quarter section; thence South 0 degrees 36 minutes 52 seconds East along the East line of said half-quarter section 1324.04 feet to a point which bears North 0 degrees 15 minutes 39 seconds West 1336.2 feet from the South line of said half-quarter section; thence South 88 degrees 22 minutes 03 seconds West, parallel with said south line, 1280.92 feet to the point of beginning.

89-Z-136C

MAP ERROR CORRECTION
BASE MAP 14D

000080935

EXHIBIT B

Platted Legal Descriptions

1. Lot Nos. 5, 6, 7, 8, 9 and 16 in North Park Addition. A subdivision recorded in Plat Book 3, page 193 in the Marion County Recorder's Office.
2. Lots 5, 9, 10, 11, 12, 13, 14, 15, and 16 in Wrights Addition a subdivision (etc.) Plat Book 1, page 5.



93-2-61
MAP ERROR CORRECTION
BASE MAP 18C

Eris L. Conover
24 W. Polk Street
Shelbyville, IN 46176
317-392-1164

KENNETH R. MERRY
TRACT DESCRIPTION FOR ZONING
MARION CO., IN
SEC 8, TWP 15N, R5E

DESCRIPTION:

Part of the West Half of the Northeast Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 5 East, Marion County, Indiana, more particularly described as follows:

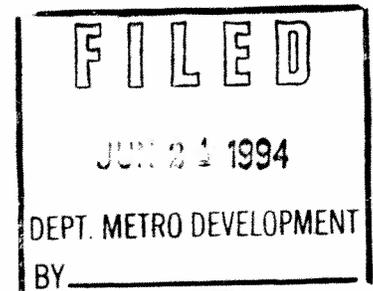
Beginning at the Northwest corner of the South Half of aforesaid Section 8; thence North 89 degrees 19 minutes 35 seconds East along the North line of said Half Section 4435.36 feet to the Northwest corner of a tract conveyed to the Trustees of Church of God, Cumberland by Deed dated 7 November 1987 and recorded as Instrument No. 870143669 in Marion County Recorder's Office, said corner being the point of beginning of the following described tract: Running thence from said point of beginning South 00 degrees 01 minute 28 seconds East along the West line of said tract 1336.07 feet to the South line of aforesaid Half Quarter Quarter Section; thence South 89 degrees 21 minutes 33 seconds West along said South line 300.00 feet; thence North 00 degrees 01 minute 28 seconds West 1335.89 feet to the North line of said Half Quarter Quarter Section; thence North 89 degrees 19 minutes 35 seconds East along said North line 300.00 feet to the point of beginning, containing 9.20 acres, more or less.

EXCEPT that part conveyed to the City of Indianapolis by Deed dated 27 October 1976 and recorded as Instrument No. 76-65989 on 29 October 1976.

Above described 9.20 acre tract subject to the right of way for Rawles Avenue along the entire North side and to an Electric Line Easement 40 feet wide along the entire North side in favor of Indianapolis Power and Light Company as recorded by Instrument No. 74-22608 on 19 April 1974.

Certified this 6th day of May 1994.

Eris L. Conover
Eris L. Conover, LS 9893



94-Z-135
MAP ERROR CORRECTION
BASE MAP Z8C

P U L L E U

MAY 11 1983

DEPT. METRO DEVELOPMENT

Land Description - Tract I

Part of the West Half of the Northeast Quarter of Section 15, Township 15 North,
Range 5 East in Marion County, Indiana, being described as follows:

89-7-123
Commencing at a road nail at the northwest corner of said half quarter; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the north line thereof a distance of 663.96 feet to a point in Muessing Road lying 0.2 feet south of a railroad spike, said point being the Point of Beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along the north line of said half quarter a distance of 606.73 feet to a P.K. nail, said P.K. nail lying South 90 degrees 00 minutes 00 seconds West a distance of 50.00 feet from the northeast corner of said half quarter, said northeast corner of said half quarter lying 0.5 feet north and 0.3 feet west of an railroad spike; thence South 00 degrees 11 minutes 58 seconds East parallel with the east line of said half quarter a distance of 704.06 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp."; thence North 90 degrees 00 minutes 00 seconds East parallel with the north line of said half quarter a distance of 50.00 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp." on the east line of said half quarter; thence South 00 degrees 11 minutes 58 seconds East along said east line of said half quarter a distance of 347.94 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp."; thence South 90 degrees 00 minutes 00 seconds West parallel with the north line of said half quarter a distance of 655.93 feet to a P.K. nail in Muessing Road; thence North 00 degrees 14 minutes 35 seconds West a distance of 1052.00 feet to the Point of Beginning. Containing 15.043 acres, more or less. **890670123**

89-2-123

MAP ERROR CORRECTION
BASE MAP 35B